| 113.0 | 0001 | 0020.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 654,900 / 654,900 |
| | | | | | USE VALUE: | 654,900 / 654,900 |
| | | | | | ASSESSED: | 654,900 / 654,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 37 | | HUNTINGTON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MASCOLO CHRISTINE C |
| Owner 2: | MASCOLO BENJAMIN J |
| Owner 3: | |
| Street 1: | 37 HUNTINGTON RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BOYAJIAN PETER G/LISA - |
| Owner 2: | - |
| Street 1: | 37 HUNTINGTON RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6510.000 | 267,300 | | 387,600 | 654,900 |
| Total Card | 0.149 | 267,300 | | 387,600 | 654,900 |
| Total Parcel | 0.149 | 267,300 | | 387,600 | 654,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.77 | /Parcel: 503.77

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct** 71692

**GIS Ref**

**GIS Ref**

**Insp Date** 09/07/18

!8724!

## PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0020.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 267,300 | 0 | 6,510. | 387,600 | 654,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 259,300 | 0 | 6,510. | 387,600 | 646,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 259,300 | 0 | 6,510. | 387,600 | 646,900 | 646,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 221,200 | 0 | 6,510. | 382,100 | 603,300 | 603,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 221,200 | 0 | 6,510. | 293,500 | 514,700 | 514,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 221,200 | 0 | 6,510. | 276,900 | 498,100 | 498,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 221,200 | 0 | 6,510. | 254,700 | 475,900 | 475,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 208,600 | 0 | 6,510. | 238,100 | 446,700 | 446,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 07:48:47 |

**LAST REV**

| Date | Time |
|---|---|
| 12/19/19 | 09:22:21 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8724

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BOYAJIAN PETER | 1542-168 | | 4/16/2019 | | 645,000 | No | No | | |
| HARLEM ANDREW/P | 1275-198 | | 10/20/2003 | | 419,000 | No | No | | |
| GURNEY JUDITH G | 1237-2 | | 5/18/2001 | | 361,000 | No | No | | |
| HAROUTUNIAN HAR | 1152-106 | | 3/1/1996 | | 207,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/6/2019 | 829 | Redo Bat | 12,250 | C | | | | |
| 1/2/2007 | 3 | New Wind | 10,000 | C | | G8 | GR FY08 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/7/2018 | MEAS&NOTICE | CC | Chris C |
| 2/20/2009 | Meas/Inspect | 189 | PATRIOT |
| 9/20/2001 | MLS | MM | Mary M |
| 2/4/2000 | Meas/Inspect | 263 | PATRIOT |
| 8/30/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 71692 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6510 | | Sq. Ft. | Site | | 0 | 70. | 0.85 | 6 | | | Ledge | -10 | | | | | 387,638 | | | | | | 387,600 | |

| Total AC/HA: | 0.14945 | Total SF/SM: | 6510 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 387,638 | Spl Credit | | Total: | 387,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1931 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98500049 |
| Adj $ / SQ: | 179.516 |
| Other Features: | 62500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 363139 |
| Depreciation: | 95869 |
| Depreciated Total: | 267271 |

## COMMENTS

SCUTTLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

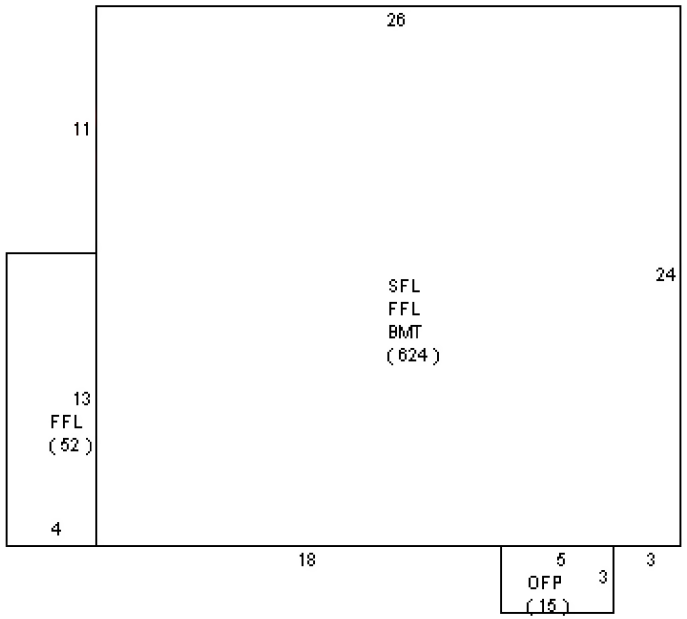
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 197.47 |
| Special Features: | 0 | Val/Su Net: | 137.85 |
| Final Total: | 267300 | Val/Su SzAd | 205.62 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 676 | 179.520 | 121,353 |
| BMT | Basement | 624 | 53.850 | 33,605 |
| SFL | Second Floor | 624 | 179.520 | 112,018 |
| OFP | Open Porch | 15 | 43.340 | 650 |

| Net Sketched Area: | 1,939 | Total: | 267,626 |
|---|---|---|---|

| Size Ad | 1300 | Gross Area | 1939 | FinArea | 1300 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

113.0-0001-0020.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 2006 | 0.00 | T | 10.4 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc